

***Village of Barrington  
Zoning Board of Appeals  
Minutes Summary***

Date: October 7, 2003

Time: 7:00 p.m.

Location: Village Board Room  
200 South Hough Street  
Barrington, Illinois

In Attendance: Patricia Pokorski, Chair, Zoning Board of Appeals  
Robert Henahan, ZBA  
Ryan Julian, ZBA  
Bruce Kramer, ZBA  
Victoria Perille, ZBA  
Peg Moston, ZBA

Staff Members: Jeff O'Brien, Planner/Zoning Coordinator

***Call to Order***

Chairperson Pokorski called the meeting to order at 7 p.m. Roll Call noted the following: Patricia Pokorski, Chair, present; Ryan Julian, present; Bruce Kramer, present; Peg Moston, present; Victoria Perille, present; and Robert Henahan, present. There being a quorum established, the meeting proceeded.

***Chairperson's Remarks***

Ms. Pokorski announced that since the petitioner was not present, the Agenda would be modified. She announced that the ZBA would approve minutes and then proceed to new business.

***Approval of Minutes***

Ms. Pokorski stated the ZBA would review the minutes of August 5, 2003 and September 2, 2003.

The ZBA discussed changes to the August 5, 2003 minutes and directed staff to revise the minutes.

Ms. Pokorski stated that the minutes would be reviewed and considered at the November 4, 2003 meeting.

The ZBA discussed the September 2, 2003 minutes. They made several modifications and directed staff to make the changes.

**MOTION:** Ms. Moston moved to approve the minutes of the September 2, 2003 meeting as modified by the Zoning Board of Appeals. Mr. Julian seconded. Roll call vote noted the following:

Pokorski – yes

Julian – yes

Kramer – abstain

Moston – yes

Perille – yes

Henahan – yes

**Motion carries.**

***New Business***

**ZBA 03-11 Market Center South (200 North Hough Street)**

Petitioner: Gary Griffin, owner/operator of Kids In Action, 1012 George Street

Ms. Pokorski announced the proceedings for the public hearing.

Audience members wishing to speak about this case were sworn in by Ms. Pokorski.

Mr. Griffin explained his request. Mr. Griffin said that he was seeking an amendment to the original Special Use permit for 200 North Hough Street to allow a gymnastics academy. He stated that he was the operator of Kids In Action Gymnastics Academy. Mr. Griffin stated that he was currently operating his business out of the Park District's facilities at Lagendorf Park. He explained that he was hoping to expand his business and needed to move into new facilities to do so.

Mr. Griffin stated that the warehouse portion of the former Seigle's building provided a good opportunity for him to expand his business. He said the warehouse was over 10,000 square feet, which would allow him to provide better service to his clients. Mr. Griffin explained that no further exterior changes to the property were being proposed at this time. He said that he agreed with the staff report and the conditions that staff were proposing.

Mr. Jeff O'Brien presented the staff report. He explained that the petitioner was looking to amend Village Ordinance No. 97-2660. Mr. O'Brien noted that the property is zoned B-4 and that a gymnastics academy was not a listed permitted or special use; however, the original special use ordinance contains a use list that differs from the Zoning Ordinance.

Mr. O'Brien explained that staff would have preferred that the property owner come in for a comprehensive amendment to the special use ordinance, but the owner did not want to pursue that option at this time. He noted that the proposed amendment met all of the Standards for Special Use listed in the Zoning Ordinance and that staff was recommending approval of the case with the condition that the property maintenance violations are corrected. Mr. O'Brien noted that staff had received nine letters in support of Mr. Griffin's petition and that they were at the dias for the ZBA members to read.

Ms. Pokorski asked for public comment.

**Laura Nelson, Fox River Grove**

Ms. Nelson stated that her children participated in Kids In Action and that she thought it was an excellent program. She stated that Mr. Griffin needed more space to operate his business. Ms. Nelson stated that she was in support of Mr. Griffin's petition.

**Karen Bogubolla, 230 Otis Road**

Ms. Bogubolla stated that Mr. Griffin had helped make her child a more social person through his instruction. She stated that this was a good program and she was hoping that the ZBA would approve the petition so that her family could continue spending its money in the Village.

**Bob Murphy, 417 South Summit Street**

Mr. Murphy stated that Mr. Griffin had excellent credentials and was an excellent instructor. He stated that he was in support of the petition.

Ms. Pokorski closed public comment.

The Zoning Board of Appeals questioned staff relative to the use and if other uses similar to Mr. Griffin's would be allowed on the property if Mr. Griffin were to discontinue his operation.

Mr. O'Brien explained that amendment would be attached to the existing special use permit which runs with the land. He stated that Mr. Griffin would have to be the initial user, but others would be able to benefit from this amendment.

The Zoning Board discussed the use and how the amendment should be worded.

Ms. Pokorski was concerned that the language as stated in the staff report was too general.

Mr. Henahan and Mr. Julian agreed.

The Zoning Board of Appeals asked Mr. Griffin to specify the uses he was proposing.

Mr. Griffin explained his business in detail to the Zoning Board of Appeals.

Mr. Julian questioned staff if Mr. Griffin could sublease portions of the building for similar uses.

Mr. O'Brien stated that he could, as long as the use conformed to the amendment's language and/or the existing special use permit.

The ZBA continued their discussion relative to the amendment language.

Mr. O'Brien cautioned the ZBA to leave the language somewhat general so that Mr. Griffin could expand the classes that he offered.

Ms. Pokorski was concerned that if the language was too general, legal problems might arise for Mr. Griffin or another user at a later date. She stated that a general list of the petitioner's proposed uses should be included in the amendment.

The Zoning Board of Appeals crafted the appropriate language with staff.

**MOTION:** Mr. Julian moved and Ms. Perille seconded a motion to recommend approval of ZBA 03-11, relative to amend the language in Section 3, Subsection A, Number 1 of the existing Special Use Permit (Ordinance # 97-2660) to state the following, "11. The operation of a business providing gymnastics activities, martial arts, physical fitness programs, dance instruction, and musical instruction in the existing building," adopting staff's findings as the Zoning Board of Appeals' to the Board of Trustees with the following condition:

1. Before any amendment to the existing special use (Ordinance # 97-2660) is approved by the Village of Barrington the following violations must be addressed. Weeds and grass on the western portions of the property must be mowed and maintained in an appropriate manner. The wood piles and other debris on the western portion of the property must be removed.

Roll call vote noted the following:

Pokorski – yes

Julian – yes

Kramer – yes

Moston – yes

Perille – yes

Henehan – yes

**Motion carries.**

#### **PLANNER'S REPORT**

Mr. O'Brien stated that no petitions had been submitted for the November meeting yet. He gave an update on several cases that the ZBA had reviewed and their current status.

Mr. O'Brien reminded the ZBA that the Historic District meeting would take place on Thursday October 9, 2003 at 7 PM. He encouraged all members to attend.

**ADJOURNMENT**

MOTION: Mr. Henehan moved to adjourn. Mr. Julian seconded. Voice vote recorded all yes. The meeting was adjourned at approximately 8:30 pm.

Respectfully submitted,  
Jeff O'Brien, Planner/Zoning Coordinator

---

Patricia Pokorski, Chairperson  
Zoning Board of Appeals